

Guidance on Non-soil Exposed Crawlspaces in New Construction

The Rules of the Georgia Structural Pest Control Act require that ventilation be provided as part of the treatment for structures that contain soil exposed crawlspaces. Changes to building practices now allow for the construction of structures with reduced or no ventilation if a vapor barrier covers 100% of the soil surface area. The specific standards may be found in the CABO/International Residential Code in Section R408 and the Georgia amendment to Section R322.1.

To ensure that the vapor barrier continues to provide 100% soil coverage, a common building practice is to overlap the edges of the vapor barrier by two feet. The Georgia Structural Pest Control Commission has determined that structures with a vapor barrier that covers 100% of the soil and have the vapor barrier having a minimum of 2 foot overlaps are not covered by the ventilation requirements specified in Rules since the soil is not exposed. Similarly, such a structure would not be considered to have insufficient ventilation as a condition conducive to infestation, as defined in the Rules of the Act, when issuing an Official Georgia Wood Infestation Inspection Report.

It is important to note that if a structure has ANY exposed soil or if the vapor barrier is not overlapped by 2 feet it is subject to the ventilation requirements of the treatment sections and the requirements for reporting conditions conducive to infestation as specified in the Rules.